



**PROJECT REPORT - HIGHLIGHTS**

CITY OF WATERBURY

Waterbury, Connecticut

Pre K - 12

**COMPREHENSIVE  
SCHOOLS FACILITIES  
PLAN**

State of Connecticut Office of Policy and Management

March 24, 2004

JETER, COOK & JEPSON ARCHITECTS, INC.

# Comprehensive Facilities Study

## Project Report Highlights

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The Comprehensive Facilities Plan will provide the City of Waterbury Public School system with vastly improved and modernized facilities. The Plan is based not only on the improvement of the buildings and grounds, but also on providing a learning environment that supports the students throughout their educational career.

The Plan rests on several major points, all of which work together to provide a roadmap for the work that must be done. At the completion of the work defined in the Plan, the City of Waterbury Public Schools will:

1. Establish a stable and consistent grade alignment of Pre K – 6 in the elementary schools, grades 7 & 8 in the middle schools, and grades 9 – 12 in the high schools.\*
2. Reuse 25 of the existing schools by focusing construction on renovation and expansion of the existing facilities as much as practical.
3. Construct 9 new facilities; some to replace existing facilities and others to accommodate growth.
4. Provide for a new high school, the conversion of J. F. Kennedy High School to a middle school, 7 new elementary schools, and expanded alternative education opportunities.
5. Complete all of the work within 12 years, with the ability to adjust the work to be done in each phase of the project.
6. Provide the students of Waterbury with safe, code compliant, attractive, age appropriate learning environments comparable to others throughout the State of Connecticut.
7. Provide classroom capacity at all grade levels so that individual school enrollments, now and in the future, meet the levels recommended by the Vision and Mission Committee at all schools.
8. Maintain a neighborhood school system.
9. Provide increased use of school buildings by the community.
10. Maximize the contributions from State and other grant sources so that the City achieves the greatest return on its investment.
11. The cost estimates include all of the items necessary for a complete project such as land purchase, bonding, professional fees, contingency, and escalation along with construction costs.

\* while there was consideration given to a K-8 system, adoption was not consistent with existing building stock causing the loss of school buildings.

**Fig. 1 - Facility Inventory - Listed by Phase**

Facility	Grades	Proj. Enroll.	Project Type	Grant Applic.	Design	Construction	Est. Cost (millions) *	Est. State Cost	Est. City Cost	Reimburs. Rate
<b>PHASE 0 (current)</b>										
Kennedy HS Media Center	9-12		Expansion	2003	2004	2005 - 2006	4.1	3.18	.92	77.5%
Wilby Classroom Addition	9-12		Expansion	2003	2004	2005 - 2006	6.7	5.19	1.51	77.5%
Crosby Classroom Addition	9-12		Expansion	2003	2004	2005 - 2006	6.93	5.37	1.56	77.5%
<b>Phase 0 Total</b>							<b>17.73</b>	<b>13.74</b>	<b>3.99</b>	<b>77.5%</b>
<b>PHASE 1</b>										
New E.S. #1 - East	Pk -6	600	New	2004	2005	2006 - 2008	31.9	24.72	7.18	77.5%
New E.S. #2 - South West	Pk -6	600	New	2004	2005	2006 - 2008	31.9	24.72	7.18	77.5%
New H.S.	9 - 12	1600	New	2004	2005	2006 - 2008	99.9	77.42	22.48	77.5%
Middle School Swing	7-9	600	Swing	2004	2005	2006 - 2007	17.5	13.56	3.94	77.5%
Crosby Media Center	9-12		Expansion	2004	2005	2006 - 2007	5.8	4.5	1.31	77.5%
<b>Phase 1 Total</b>							<b>187.0</b>	<b>144.93</b>	<b>42.08</b>	<b>77.5%</b>
<b>PHASE 2</b>										
New E.S. # 3 - South	Pk -6	600	New	2005	2006	2007 - 2009	32.7	25.18	7.52	77.0%
New E.S. #4 - North	Pk -6	600	New	2005	2006	2007 - 2009	33.0	25.41	7.59	77.0%
Duggan	Pk -6	400	Restore/Expand	2005	2006	2007 - 2009	25.7	19.79	5.91	77.0%
Sprague***	6-12	250	Renov./Swing	2005	2006	2006 - 2007	2.9	2.23	0.67	77.0%
Gilmartin****	Pk-6	250	Swing Space	2005	2006	2007	3.2	2.46	0.74	77.0%
Elementary School Swing	Pk-6	400	Swing pace	2004	2005	2006	5.1	3.93	1.17	77.0%
<b>Phase 2 Total</b>							<b>102.6</b>	<b>79.00</b>	<b>23.60</b>	<b>77.0%</b>
<b>PHASE 3</b>										
New E.S. #5 - North West	Pk -6	600	New	2006	2007	2008 - 2010	34.1	23.87	10.23	70.0%
Kennedy	7 -8	950	Renovate/Convert	2006	2007	2008 - 2010	46.1	32.27	13.83	70.0%
Washington	Pk -6	600	Renovate/Expand	2006	2007	2008 - 2010	32.2	22.54	9.66	70.0%
Wilson	Pk -6	600	Renovate/Expand	2006	2007	2008 - 2010	32.8	22.96	9.84	70.0%
Carrington****	Pk -6	400	Swing Space	2006	2007	2008	4.8	3.36	1.44	70.0%
<b>Phase 3 Total</b>							<b>150.0</b>	<b>105.00</b>	<b>45.00</b>	<b>70.0%</b>
<b>PHASE 4</b>										
Bucks Hill: Prek - K Sp.Ed.	Pk - K	150	New	2007	2008	2009 - 2012	15.5	10.85	4.65	70.0%
Bunker Hill	Pk -6	600	Renovate/Expand	2007	2008	2009 - 2011	29.1	20.37	8.73	70.0%
Kingsbury	Pk -6	600	Renovate/Expand	2007	2008	2009 - 2011	32.6	22.82	9.78	70.0%
Crosby	9 - 12	1600	Renovate/Expand	2007	2008	2009 - 2012	99.8	69.86	29.94	70.0%
<b>Phase 4 Total</b>							<b>177.0</b>	<b>123.90</b>	<b>32.61</b>	<b>70.0%</b>
<b>PHASE 5</b>										
Chase	Pk -6	600	Renovate/Expand	2008	2009	2010 - 2012	31.3	21.91	9.39	70.0%
Excel @ Barnard	6-12	252	Renovate/Expand	2008	2009	2010 - 2012	27.3	19.11	8.19	70.0%
West Side	7 - 8	950	Renovate/Expand	2008	2009	2010 - 2012	50.1	35.07	15.03	70.0%
<b>Phase 5 Total</b>							<b>108.7</b>	<b>76.09</b>	<b>32.61</b>	<b>70.0%</b>
<b>PHASE 6</b>										
Hopeville	Pk -6	600	Renovate/Expand	2009	2010	2011 - 2013	34.8	24.36	10.44	70.0%
Driggs	Pk -6	400	Renovate	2009	2010	2011 - 2013	29.2	20.44	8.76	70.0%
Tinker	Pk -6	400	Renovate/Expand	2009	2010	2011 - 2013	28.3	19.81	8.49	70.0%
Generali	Pk -6	600	Renovate/Expand	2009	2010	2011 - 2013	29.8	20.86	8.94	70.0%
Enlightenment @ Sprague	6-12	252	Renovate	2009	2010	2011 - 2013	29.0	20.30	8.70	70.0%
<b>Phase 6 Total</b>							<b>151.1</b>	<b>105.77</b>	<b>45.33</b>	<b>70.0%</b>
<b>PHASE 7</b>										
Regan	Pk -6	600	Renovate/Expand	2010	2011	2012 - 2013	39.5	27.65	11.85	70.0%
Cross	Pk -6	600	Renovate/Expand	2010	2011	2012 - 2014	37.6	26.32	11.28	70.0%
State Street @ 30 Church St.**	K-12		Renovate/Expand	2010	2011	2012 - 2014	27.1	18.97	8.13	70.0%
Wilby	9 - 12	1600	Renovate/Expand	2010	2011	2012 - 2013	109.9	76.93	32.97	70.0%
Wallace	7 - 8	950	Renovate/Expand	2010	2011	2012 - 2014	48.7	34.09	14.61	70.0%
<b>Phase 7 Total</b>							<b>262.8</b>	<b>183.96</b>	<b>78.84</b>	<b>70.0%</b>
<b>PHASE 8</b>										
New E.S. #6 - North East	Pk -6	400	New	2011	2012	2013 - 2015	35.5	24.85	10.65	70.0%
Bucks Hill	Pk -6	600	Renovate/Expand	2011	2012	2013 - 2014	38.3	26.81	11.49	70.0%
Walsh	Pk -6	400	Renovate	2011	2012	2013 - 2015	27.2	19.04	8.16	70.0%
Carrington	Pk - 6		Demolition				1.1	0.00	1.10	70.0%
Gilmartin	Pk - 6		Demolition				1.4	0.00	1.40	70.0%
<b>Phase 8 Total</b>							<b>103.5</b>	<b>72.45</b>	<b>31.05</b>	<b>70.0%</b>
<b>PHASE 9</b>										
New E.S. #7 - West	Pk -6	400	New	2012	2013	2014 - 2016	36.7	25.69	11.01	70.0%
Maloney	Pk -6	600	Renovate	2012	2013	2014 - 2016	7.7	5.39	2.31	70.0%
Rotella	Pk -6	600	Renovate	2012	2013	2014 - 2016	7.8	5.46	2.34	70.0%
North End	7 - 8	950	Renovate/Expand	2012	2013	2014 - 2016	52.0	36.40	15.60	70.0%
<b>Phase 9 Total</b>							<b>104.2</b>	<b>72.94</b>	<b>31.26</b>	<b>70.0%</b>
<b>TOTAL ESTIMATED PROJECT COST</b>							<b>1,364.63</b>	<b>977.78</b>	<b>386.85</b>	<b>71.7%</b>

\* Estimates include land acquisition, construction, professional fees, owner's costs, contingency and escalation of 4.5%.

\*\* Upon completion of project, the current building used for the State Street Program may be turned back to the City.

\*\*\* Once facility's use for swing space is complete, original building will be reused for another educational program.

\*\*\*\* Budget number does not include demolition. Demolition to be funded in Phase 8 of the Project.

**Fig. 2 - Facility Inventory - Alphabetical Listing**

Facility	Grades	Proj. Enroll.	Project Type	Grant Applic.	Design	Construction	Est. Cost (millions)*	Est. State Cost	Est. City Cost	Project Phase
<b>ELEMENTARY SCHOOLS</b>										
Bucks Hill	Pk -6	600	Renovate/Expand	2011	2012	2013 - 2014	38.3	26.81	11.49	Ph. 8
Bunker Hill	Pk -6	600	Renovate/Expand	2007	2008	2009 - 2011	29.1	20.37	8.73	Ph. 4
Carrington	Pk -6	400	Swing Space	2006	2007	2008	4.8	3.36	1.44	Ph. 3
Carrington (Demo)	Pk - 6		Demolition				1.1	0.00	1.10	Ph. 8
Chase	Pk -6	600	Renovate/Expand	2008	2009	2010 - 2012	31.3	21.91	9.39	Ph. 5
Cross	Pk -6	600	Renovate/Expand	2010	2011	2012 - 2014	37.6	26.32	11.28	Ph. 7
Driggs	Pk -6	400	Renovate	2009	2010	2011 - 2013	29.2	20.44	8.76	Ph. 6
Duggan	Pk -6	400	Restore/Expand	2005	2006	2007 - 2009	25.7	19.79	5.91	Ph. 2
Generali	Pk -6	600	Renovate/Expand	2009	2010	2011 - 2013	29.8	20.86	8.94	Ph. 6
Gilmartin	Pk-6	250	Swing	2005	2006	2007	3.2	2.46	0.74	Ph. 2
Gilmartin (Demo)	Pk - 6		Demolition				1.4	0.00	1.40	Ph. 8
Hopeville	Pk -6	600	Renovate/Expand	2009	2010	2011 - 2013	34.8	24.36	10.44	Ph. 6
Kingsbury	Pk -6	600	Renovate/Expand	2007	2008	2009 - 2011	32.6	22.82	9.78	Ph. 4
Maloney	Pk -6	600	Renovate	2012	2013	2014 - 2016	7.7	5.39	2.31	Ph. 9
Regan	Pk -6	600	Renovate/Expand	2010	2011	2012 - 2013	39.5	27.65	11.85	Ph. 7
Rotella	Pk -6	600	Renovate	2012	2013	2014 - 2016	7.8	5.46	2.34	Ph. 9
Sprague***	6-12	250	Renov./Swing	2005	2006	2006 - 2007	2.9	2.23	0.67	Ph. 2
Tinker	Pk -6	400	Renovate/Expand	2009	2010	2011 - 2013	28.3	19.81	8.49	Ph. 6
Walsh	Pk -6	400	Renovate	2011	2012	2013 - 2015	27.2	19.04	8.16	Ph. 8
Washington	Pk -6	600	Renovate/Expand	2006	2007	2008 - 2010	32.2	22.54	9.66	Ph. 3
Wilson	Pk -6	600	Renovate/Expand	2006	2007	2008 - 2010	32.8	22.96	9.84	Ph. 3
New E.S. #1 - East	Pk -6	600	New	2004	2005	2006 - 2008	31.9	24.72	7.18	Ph. 1
New E.S. #2 - South West	Pk -6	600	New	2004	2005	2006 - 2008	31.9	24.72	7.18	Ph. 1
New E.S. # 3 - South	Pk -6	600	New	2005	2006	2007 - 2009	32.7	25.18	7.52	Ph. 2
New E.S. #4 - North	Pk -6	600	New	2005	2006	2007 - 2009	33.0	25.41	7.59	Ph. 2
New E.S. #5 - North West	Pk -6	600	New	2006	2007	2008 - 2010	34.1	23.87	10.23	Ph. 3
New E.S. #6 - North	Pk -6	400	New	2011	2012	2013 - 2015	35.5	24.85	10.65	Ph. 8
New E.S. #7 - West	Pk -6	400	New	2012	2013	2014 - 2016	36.7	25.69	11.01	Ph. 9
<b>MIDDLE SCHOOLS</b>										
North End	7 - 8	950	Renovate/Expand	2012	2013	2014 - 2016	52.0	36.40	15.60	Ph. 9
Wallace	7 - 8	950	Renovate/Expand	2010	2011	2012 - 2014	48.7	34.09	14.61	Ph. 7
West Side	7 - 8	950	Renovate/Expand	2008	2009	2010 - 2012	50.1	35.07	15.03	Ph. 5
Kennedy HS Media Center	9 - 12		Expansion	2003	2004	2005 - 2006	4.1	3.18	.92	Ph. 0
Kennedy	7 - 8	950	Renovate/Convert	2006	2007	2008 - 2010	46.1	32.27	13.83	Ph. 3
<b>HIGH SCHOOLS</b>										
Crosby Classroom Addition	9-12		Expansion	2003	2004	2005 - 2006	6.93	5.37	1.56	Ph. 0
Crosby Media Center	9-12		Expansion	2004	2005	2006 - 2007	5.8	4.5	1.31	Ph. 1
Crosby	9 - 12	1600	Renovate/Expand	2007	2008	2009 - 2012	99.8	69.86	29.94	Ph. 4
Performing Arts Magnet****	6 - 12	560	New							
Wilby Classroom Addition	9-12		Expansion	2003	2004	2005 - 2006	6.7	5.19	1.51	Ph. 0
Wilby	9 - 12	1600	Renovate/Expand	2010	2011	2012 - 2013	109.9	76.93	32.97	Ph. 7
New H.S.	9 - 12	1600	New	2004	2005	2006 - 2008	99.9	77.42	22.48	Ph. 1
<b>ALT. ED.</b>										
Bucks Hill: Prek - K Sp.Ed.	Pk - K	150	New	2007	2008	2009 - 2012	15.5	10.85	4.65	Ph. 4
Excel @ Barnard***	6-12	252	Renovate/Expand	2008	2009	2010 - 2012	27.3	19.11	8.19	Ph. 5
Enlightenment @ Sprague	6-12	252	Renovate	2009	2010	2011 - 2013	29.0	20.30	8.70	Ph. 6
State Street @ 30 Church St.**	K-12		Renovate/Expand	2010	2011	2012 - 2014	27.1	18.97	8.13	Ph. 7
<b>SWING</b>										
Elementary School Swing	Pk-6	400	Swing	2005	2006	2007	5.1	3.93	1.17	Ph. 2
Middle School Swing	7-9	600	Swing	2004	2005	2006-2007	17.5	13.56	3.94	Ph. 1

\* Estimates include land acquisition, construction, professional fees, owner's costs, contingency and escalation of 4.5%.

\*\* Upon completion of project, the current building used for the State Street Program may be turned back to the City.

\*\*\* Once facility's use for swing space is complete, original building will be reused for another educational program.

\*\*\*\*Recommended grade configuration at opening: grades 6-10.